

Site data confirmation and incentive clarification

Cross Timbers Campus

Denton

I. Site attributes and data

On this page, please confirm any data reported in **green**. If there is not data cited, please provide a response.

Site attributes		
Site city	Denton	
Site name	Cross Timbers Campus	
Latitude / Longitude (approximate)	33.226 -97.181	
Acreage	206 total; 140 Zoned for Building	
Site type	Greenfield + Redevelopment	
Availability of initial 500K sqft	The site has several existing buildings of historical significance that are in need of restoration and preservation. Renowned Texas architect O'Neil Ford designed five structures (totaling approximately 34,000 square feet) on the property, which were constructed in the mid- to late 1960s. The buildings do not hold any official historic designations, but feature masonry floors, exposed masonry interior walls, and extensive windows, especially on pond-facing building areas.	
Utility infrastructure	Yes	
Fiber	Yes; fiber backbone runs along 1-35, which is .5 miles from site	
Public Transit: Passenger Rail details (existing/future, distance to nearest station, which lines, other relevant details)	While no passenger rail exists at the site, there are two Denton County Transportation Authority (DCTA) A-Train stations in Denton: the Downtown Transit Center Station is 4.3 miles from the site, and the MedPark Station is 7.3 miles from the site. DCTA and the City of Denton will work with Amazon to develop a custom transit solution from the stations to the Cross Timbers Campus site.	
Public Transit: Bus details (existing route to site/needs to be added, distance to nearest bus stop, which lines, other relevant details)	The distance to the nearest DCTA Connect bus stop is 0.3 miles, which is a 2 minute bike ride or 7 minute walk from the site. DCTA and the City of Denton will work with Amazon to develop a custom transit solution incorporating Connect bus service, commuter vanpool, and on-demand options.	
Additional data points		
Top 5 employers in the area	1.)	University of North Texas (public); Peterbilt Motors (private)
Denton has significant employment in the public sector, given our two universities, and fast-growing school district and county. We are including both the top 5 public and private employers in Denton to provide a fuller picture of our employee base.	2.)	Denton Independent School District (public); Texas Health Presbyterian Hospital (private)
	3.)	Denton State Supported Living Center (public); Sally Beauty Company (private)
	4.)	Texas Woman's University (public); Medical City Denton (private)
	5.)	Denton County (public); Safran (private)
Ownership of property		
Current number of owners / details on ownership structure	Two private owners, both willing sellers	

Is property state controlled?	No
Is property city controlled?	No
Zoning	
Current zoning	Portions of the property are currently zoned Industrial Center General (IC-G), Industrial Center Employment (IC-E) or Neighborhood Residential 2 (NR-2).
Will rezoning be necessary?	Yes; the property will be rezoned to Business Innovation, a new zoning designation under Denton's Future Land Use Plan. The rezoning is supported by elected officials and City staff.
If yes, describe process and timeline	The full timeline to rezone is 90 days. The legal notice must be posted for 30 days, then the Planning and Zoning Commission will review the request and make a recommendation to the City Council, and then the City Council makes the final determining vote.
Permitting timing	
Expected permitting timing	<p>The permitting process from rezoning to building permit can take between 6-9 months.</p> <ul style="list-style-type: none"> • Re-Zoning: up to 90 days • Preliminary plat and civil plans (concurrent review): up to 45 days <ul style="list-style-type: none"> ◦ Clearing and grading and demolition permits can be pulled during the platting process • Final plat and 3-way developer agreement (concurrent review): up to 45 days • Site plan and building plan (concurrent review): up to 90 days
Time to start Phase 1	We estimate 6-9 months, including rezoning, will be the time to start Phase 1. We estimate time to operation for Phase 1 to be between 18-24 months.

II. Incentives

On this page, please provide an overview of the types of incentives offered. Then, ***for each type of incentive***, please provide a detailed breakdown on one of the following backup pages. Feel free to add additional backup pages. This template was designed to answer all questions explicitly [outlined in page 6 of the Amazon RFP](#).

For example, if you have three types of incentives, a tax credit, workforce grant and free land, you will have these three listed in the summary table below and then one page for each of these incentives.

Note the following are examples of types of incentives outlined by Amazon, but are not comprehensive.

- Tax credits / exemption
- Free or reduced land value
- Grants
- Cash incentives
- Site preparation
- Relocation grants
- Workforce grants
- Utility incentives/grants
- Permitting
- Fee reductions

Please only needs to include local incentives. Do not include State incentives (TEF, Skills Development Fund, etc.)

Summary of incentive offering

Incentive	Estimated value
City of Denton Tax Abatement Agreement	\$32,000,000
City of Denton Chapter 380 Rebate Agreement	\$10,000,000
City of Denton Construction Sales and Use Tax Rebate via Chapter 380 Agreement	\$10,000,000
City of Denton Municipal Electric Economic Growth Rider	\$388,000
City of Denton Economic Development Investment Fund Grant via Chapter 380 Agreement	\$250,000
Denton County Tax Abatement Agreement	\$10,000,000
Total	\$62,638,000

Breakdown of Incentive 1				
Incentive item name (e.g., tax credits / exemption, free or reduced land value, grants, cash incentive, site preparation, relocation grant, workforce grant, utility incentives/grants, permitting, fee reductions)	City of Denton Tax Abatement Agreement			
Type of incentive (select one)	Land	Tax X	Grant	Other
Estimated value of incentive	\$32,000,000			
Assumptions used to determine incentive value	Assumptions include: <ul style="list-style-type: none"> • 10-year term • City abatement with decreasing ratio: 75% for 5 years, 50% for 5 years \$32M total (\$11M City 60%, TIRZ \$21M 40%) • Investment over period with 2% growth rate • Land is ineligible • Property tax rate per \$100 of taxable value 0.68334 			
If free or reduced land cost, what mechanism or approvals are required?	n/a			
If a tax credit, is it refundable, transferable or carried forward for a period of time?	n/a			
Estimated timing of incentive payment/realization	This incentive will be realized over a 10-year time frame. State law limits tax abatement terms to 10 years. Grant initiation occurs the year following the Certificate of Occupancy.			
Is this incentive guaranteed or certain? (select one)	Yes, guaranteed or certain			
If not guaranteed or certain, what factors contribute to uncertainty?	n/a			
If not guaranteed or certain, what percent certainty do you have?	n/a			
Incentive approval process	A basic outline of the approval process is: <ul style="list-style-type: none"> • Applicant completes and submits the City of Denton Incentive Application to the City's Department of Economic Development. • The department performs a fiscal and economic impact analysis on the project. • The application and impact analysis is reviewed by the Denton Economic Development Partnership Board, and the Board makes a recommendation to the Denton City Council. • If the Board recommends approval of an incentive to the Council, public notice is given and an agenda date is selected for the creation of the reinvestment zone, the public hearing, and adoption of the ordinance 			

	approving the tax abatement agreement (these typically happen together on one agenda date).
Estimated approval timeline	Tax abatement applications typically take between 30 and 45 days from submittal to City Council hearing and vote.
Any specific or unique eligibility requirements mandated?	Under the City of Denton's 2016 Tax Abatement and Incentive Policy, a minimum capital investment of \$5 million is required to be considered for a tax abatement.
Any claw backs or recapture provisions required?	The City reserves the right to terminate the Agreement for non-compliance. The annual abatement shall immediately terminate the year in which default occurred. Recipients are obligated to repay the City an amount equal to fifty percent (50%) of all previous payments made by the City under the Agreement.
Other details	

Breakdown of Incentive 2				
Incentive item name (e.g., tax credits / exemption, free or reduced land value, grants, cash incentive, site preparation, relocation grant, workforce grant, utility incentives/grants, permitting, fee reductions)	City of Denton Chapter 380 Rebate Agreement			
Type of incentive (select one)	Land	Tax X	Grant	Other
Estimated value of incentive	\$10,000,000			
Assumptions used to determine incentive value	Assumptions include: <ul style="list-style-type: none"> • 5-year term • City rebate of 50% for 5 years: \$10M total (\$2M City 60%, TIRZ \$8M 40%) • Investment over period with 2% growth rate • Land is ineligible • Property tax rate per \$100 of taxable value 0.68334 			
If free or reduced land cost, what mechanism or approvals are required?	n/a			
If a tax credit, is it refundable, transferable or carried forward for a period of time?	n/a			
Estimated timing of incentive payment/realization	This incentive will be realized over a 5-year timeframe following the 10 th and final year of the tax abatement.			
Is this incentive guaranteed or certain? (select one)	Yes, guaranteed or certain			
If not guaranteed or certain, what factors contribute to uncertainty?	n/a			
If not guaranteed or certain, what percent certainty do you have?	n/a			
Incentive approval process	A basic outline of the approval process is: <ul style="list-style-type: none"> • Applicant completes and submits the City of Denton Incentive Application to the City's Department of Economic Development. • The department performs a fiscal and economic impact analysis on the project. • The application and impact analysis is reviewed by the Denton Economic Development Partnership Board, and the Board makes a recommendation to the Denton City Council. • If the Board recommends approval of an incentive to the Council, an agenda date is selected for the adoption of the ordinance approving the agreement. 			

Estimated approval timeline	Chapter 380 applications typically take between 30 and 45 days from submittal to City Council hearing and vote.
Any specific or unique eligibility requirements mandated?	Under the City of Denton's 2016 Tax Abatement and Incentive Policy, a minimum capital investment of \$5 million is required to be considered for a Chapter 380 rebate agreement.
Any claw backs or recapture provisions required?	The City reserves the right to terminate the Agreement for non-compliance. The annual abatement shall immediately terminate the year in which default occurred. Recipients are obligated to repay the City an amount equal to fifty percent (50%) of all previous payments made by the City under the Agreement.
Other details	

Breakdown of Incentive 3				
Incentive item name (e.g., tax credits / exemption, free or reduced land value, grants, cash incentive, site preparation, relocation grant, workforce grant, utility incentives/grants, permitting, fee reductions)	City of Denton Construction Sales and Use Tax Rebate via Chapter 380 Agreement			
Type of incentive (select one)	Land	Tax X	Grant	Other
Estimated value of incentive	\$10,000,000			
Assumptions used to determine incentive value	Assumptions include: <ul style="list-style-type: none"> • Total Hard Costs: \$1.5 billion • 80% Local Capture • 1.5% Local Use Tax • 100% Grant up to \$850,000, 50% after 			
If free or reduced land cost, what mechanism or approvals are required?	n/a			
If a tax credit, is it refundable, transferable or carried forward for a period of time?	n/a			
Estimated timing of incentive payment/realization	The grant will commence following: <ul style="list-style-type: none"> • receipt by grantee of the Certificate of Occupancy (CO) for the property • a letter requesting initiation of payment and submittal of Texas Direct Pay Return(s) Payment will be made, preferably as a lump sum, within 60 days of the City's verification of thresholds and the sales and use tax receipts under the Texas Direct Pay Permit with the comptroller.			
Is this incentive guaranteed or certain? (select one)	Yes, guaranteed or certain			
If not guaranteed or certain, what factors contribute to uncertainty?	n/a			
If not guaranteed or certain, what percent certainty do you have?	n/a			
Incentive approval process	A basic outline of the approval process is: <ul style="list-style-type: none"> • Applicant completes and submits the City of Denton Incentive Application to the City's Department of Economic Development. • The department performs a fiscal and economic impact analysis on the project. • The application and impact analysis is reviewed by the Denton Economic Development Partnership Board, and the Board makes a recommendation to the Denton City Council. • If the Board recommends approval of an incentive to the Council, an 			

	agenda date is selected for the adoption of the ordinance approving the agreement.
Estimated approval timeline	Chapter 380 applications typically take between 30 and 45 days from submittal to City Council hearing and vote.
Any specific or unique eligibility requirements mandated?	<p>Under the City of Denton's 2016 Tax Abatement and Incentive Policy, a minimum capital investment of \$5 million is required to be considered for a Chapter 380 rebate agreement.</p> <p>This incentive involves a rebate of a portion of the local sales and use taxes for the purchase of construction materials and furniture/fixtures/equipment that would generate additional tax revenue that the City of Denton would not otherwise receive.</p> <ul style="list-style-type: none"> • Business must annually purchase at least \$800,000 worth of taxable items for its own use and not for resale. • Businesses must have a Chapter 380 agreement with the City of Denton agreeing to rebate of a portion of the local sales and use taxes. (Please see the "Discretionary Incentives" section for more details on Chapter 380 grant agreements.) • To use this rebate for construction materials, business must separate materials and labor when contracting with building contractors. • Business must submit the following forms to the Texas Comptroller of Public Accounts: <ul style="list-style-type: none"> ○ Texas Application for Direct Payment Permit (AP-101-3) http://comptroller.texas.gov/taxinfo/taxforms/ap-101.pdf ○ Texas Direct Payment Exemption Certification (01-919) http://comptroller.texas.gov/taxinfo/taxforms/01-919.pdf ○ Texas Direct Payment Return (01-119) http://comptroller.texas.gov/taxinfo/taxforms/01-119.pdf ○ Texas List Supplement (01-116-C – must list City of Denton as jurisdiction) http://www.comptroller.texas.gov/taxinfo/taxforms/01-116-c.pdf
Any claw backs or recapture provisions required?	The City reserves the right to terminate the Agreement for non-compliance. The annual abatement shall immediately terminate the year in which default occurred. Recipients are obligated to repay the City an amount equal to fifty percent (50%) of all previous payments made by the City under the Agreement.
Other details	

Breakdown of Incentive 4				
Incentive item name (e.g., tax credits / exemption, free or reduced land value, grants, cash incentive, site preparation, relocation grant, workforce grant, utility incentives/grants, permitting, fee reductions)	City of Denton Municipal Electric Economic Growth Rider			
Type of incentive (select one)	Land	Tax	Grant	Other X
Estimated value of incentive	\$388,000			
Assumptions used to determine incentive value	Assumptions include: <ul style="list-style-type: none"> • General Service Large rate • 2,000 kW demand • 1,161,300 kWh usage • 80% load factor • 100% power factor 			
If free or reduced land cost, what mechanism or approvals are required?	n/a			
If a tax credit, is it refundable, transferable or carried forward for a period of time?	n/a			
Estimated timing of incentive payment/realization	This incentive will be realized over a 5-year timeframe. Year 1 provides a 50% reduction to monthly demand billing, Year 2 provides a 40% reduction, and proceeds accordingly down to a 10% reduction in Year 5.			
Is this incentive guaranteed or certain? (select one)	Yes, guaranteed or certain			
If not guaranteed or certain, what factors contribute to uncertainty?	n/a			
If not guaranteed or certain, what percent certainty do you have?	n/a			
Incentive approval process	No application or approval process needed, eligible projects are automatically enrolled in the program.			
Estimated approval timeline	n/a			
Any specific or unique eligibility requirements mandated?	Due to the City of Denton's ownership of its own electric company, it has the ability to offer qualifying new customers a five-year sliding scale reduction to their monthly demand billing. The rider is available to customers who: <ul style="list-style-type: none"> • Have metered demand in excess of 1,000 kVA and a load factor greater than the system load factor • Receive service from Denton Municipal Electric Rate Schedules General 			

	<p>Service Large (GSL) or General Service Time of Use (TGS)</p> <ul style="list-style-type: none"> • Pay City of Denton ad valorem tax • Receive no electric service discounts other than those specifically defined in the GSL or TGS rate schedules
Any claw backs or recapture provisions required?	n/a
Other details	

Breakdown of Incentive 5				
Incentive item name (e.g., tax credits / exemption, free or reduced land value, grants, cash incentive, site preparation, relocation grant, workforce grant, utility incentives/grants, permitting, fee reductions)	City of Denton Economic Development Investment Fund Grant via Chapter 380 Agreement			
Type of incentive (select one)	Land	Tax	Grant X	Other
Estimated value of incentive	\$250,000			
Assumptions used to determine incentive value	<p>The project recieved the following considerations:</p> <ul style="list-style-type: none"> • Significant public investment beyond required \$15 million criteria • The annual wages for the jobs are significantly over the required annual wage of \$55,000 or greater for all positions or at least 25% of the positions have an annual wage of \$65,000 or greater • Addresses a recruitment or supplier target • Implements sustainable practices • Will employ local residents 			
If free or reduced land cost, what mechanism or approvals are required?	n/a			
If a tax credit, is it refundable, transferable or carried forward for a period of time?	n/a			
Estimated timing of incentive payment/realization	This is a cash grant that will be processed following the verification of thresholds and a Certificate of Occupancy for the facility.			
Is this incentive guaranteed or certain? (select one)	Yes, guaranteed or certain No, not guaranteed or certain			
If not guaranteed or certain, what factors contribute to uncertainty?	n/a			
If not guaranteed or certain, what percent certainty do you have?	n/a			
Incentive approval process	<p>A basic outline of the approval process is:</p> <ul style="list-style-type: none"> • Applicant completes and submits the City of Denton Incentive Application to the City's Department of Economic Development. • The department performs a fiscal and economic impact analysis on the project. • The application and impact analysis is reviewed by the Denton Economic Development Partnership Board, and the Board makes a recommendation to the Denton City Council. • If the Board recommends approval of an incentive to the Council, an agenda date is selected for the adoption of the ordinance approving the 			

	agreement.
Estimated approval timeline	Chapter 380 applications typically take between 30 and 45 days from submittal to City Council hearing and vote.
Any specific or unique eligibility requirements mandated?	<p>To be eligible for consideration to receive an incentive under the Economic Development Investment Fund, the company must meet at least two of the following criteria:</p> <ul style="list-style-type: none"> • Providing higher-wage or knowledge-based jobs • Making a substantial capital investment (minimum of \$15 million) • Addressing a recruitment or supplier target
Any claw backs or recapture provisions required?	The City reserves the right to terminate the Agreement for non-compliance. The annual abatement shall immediately terminate the year in which default occurred. Recipients are obligated to repay the City an amount equal to fifty percent (50%) of all previous payments made by the City under the Agreement.
Other details	

Breakdown of Incentive 6				
Incentive item name (e.g., tax credits / exemption, free or reduced land value, grants, cash incentive, site preparation, relocation grant, workforce grant, utility incentives/grants, permitting, fee reductions)	Denton County Tax Abatement Agreement			
Type of incentive (select one)	Land	Tax X	Grant	Other
Estimated value of incentive	\$10,000,000			
Assumptions used to determine incentive value	Assumptions include: <ul style="list-style-type: none"> • 10-year term • County abatement at 50%: \$10M total (\$2M City 60%, TIRZ \$8M 40%) • Investment over period with 2% growth rate • Land is ineligible Property tax rate per \$100 of taxable value 0.24841			
If free or reduced land cost, what mechanism or approvals are required?	n/a			
If a tax credit, is it refundable, transferable or carried forward for a period of time?	n/a			
Estimated timing of incentive payment/realization	This incentive will be realized over a 10-year time frame. State law limits tax abatement terms to 10 years.			
Is this incentive guaranteed or certain? (select one)	Yes, guaranteed or certain No, not guaranteed or certain			
If not guaranteed or certain, what factors contribute to uncertainty?	The County's incentive policy states that a project that creates more than \$50 million in new value may receive an abatement percentage over 40%, but the decision is at the discretion of the Denton County Commissioners Court.			
If not guaranteed or certain, what percent certainty do you have?	There is a high degree of certainty (>90%) that Amazon would receive this incentive. The project meets all the requirements outlined in the County's policy, and the Denton County Judge has submitted a letter in support of the project as part of Denton's response.			
Incentive approval process	A basic outline of the process is: <ul style="list-style-type: none"> • Municipality in which the project is located makes County aware of applicant request for municipal abatement and invites County comments during negotiation. County makes Municipality aware of concerns/changes prior to final action by Municipality. • Applicant makes application to appropriate County Representative for County Tax Abatement after applying with Municipality. • County Representative ensures County's Policy is met and makes a recommendation regarding proceeding with approval of a County Tax Abatement Agreement. 			

Estimated approval timeline	Tax abatement applications typically take 30 days from submittal to Commissioners Court hearing.
Any specific or unique eligibility requirements mandated?	Commissioners Court shall not approve County Tax Abatement Agreement until Municipality Agreement has been approved and executed and applicant has signed a County Tax Abatement Agreement.
Any claw backs or recapture provisions required?	If a County Tax Abatement Agreement recipient is not in compliance with County Policy or said Agreement, then said Agreement shall not be in effect for the period of time during which non-compliance occurs. If a recipient's project is not completed as specified in the County Tax Abatement Agreement, the County has the right to modify or cancel said Agreement and determine which previously abated taxes are due to the County. The decision to seek full or partial recapture lies solely with the County.
Other details	